



Jim Riemer, Sr.  
Executive Director

# **CDB BOARD BOOK**

**December 8, 2009, 10:00 a.m.**

**Video-Conference**

**between**

**James R. Thompson Center  
100 West Randolph Street, Suite 14-600  
Chicago, Illinois 60601**

**and**

**Robert Oxtoby Board Room  
3<sup>rd</sup> Floor Stratton Office Building  
401 S. Spring Street  
Springfield, Illinois 62706**

**Board Members:** **Anthony R. Licata (Chairman)**  
**Mark J. Ladd**  
**Glyn M. Ramage**  
**Michael Chin**  
**Stewart A. Munoz**  
**Reagen C. Atwood**  
**Stephen A. Toth**

**CAPITAL DEVELOPMENT BOARD**

December 8, 2009, 10:00 a.m.

Video-Conference

between

James R. Thompson Center

100 West Randolph Street, Suite 14-600

Chicago, Illinois 60601

and

Robert Oxtoby Board Room

3<sup>rd</sup> Floor Stratton Office Building

401 S. Spring Street

Springfield, Illinois 62706

1. **CALL TO ORDER**

**PRELIMINARY ITEMS**

- 2. Adoption of Agenda
- 3. Approval of October 20, 2009 Minutes..... 1-6
- 4. Introduction of Guests

**BOARD ACTION**

- 5. Proceed Order
  - Truman City College – Student Services Center..... 7-15
- 6. Change Orders
  - DHS – Elizabeth Ludeman Developmental Center ..... 16-19
  - DHS – Illinois' School for the Visually Impaired ..... 20-23
- 7. Staff Recommendations for Architect/Engineer Selections..... 24-42
- 8. Higher Education Recommendation for Architect/Engineer Selection ..... 43-44
- 9. Proposed Illinois Energy Conservation Code Rules..... 45-58

**INFORMATIONAL ITEMS**

- 10. Architect/Engineers approved by Executive Director ..... 59--59
- 11. Senate Bill 51 Overview
- 12. BIM Recommendation Overview

**EXECUTIVE SESSION**

staff contact: Candy Bearden  
217.782.8722

SUBJECT: Meeting Minutes for October 20, 2009 Board Meeting

The October 20, 2009 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois and the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, IL 62706.

The following Board Members were present in Chicago:

Anthony R. Licata, Chairman  
Mark J. Ladd  
Michael Chin  
Stewart Munoz  
Reagen Atwood  
Stephen Toth  
Glyn Ramage via teleconference

Others present:

Chicago

Jim Riemer, CDB  
Darryl Harris, CDB  
Don Broughton, CDB  
Ron Wright, CDB  
Fred Hahn, CDB  
Ngozi Okorafor, CDB  
Leonard McGee, CDB  
Joe Vitowsky, U of I  
Dick Runner, ISU  
Lance Parker, Thornton Tomasetti  
Bill Bast, Thornton Tomasetti  
Ryan Depersia, Bailey Edward Architecture  
Ron Dulceak, College of DuPage  
Skip Seaman, College of DuPage  
Dr. Jerry Corkland, Illinois Valley Community College  
Cheryl Roelfsema, Illinois Valley Community College  
J. Randall Dempsey, Prairie State College

Springfield

Jim Underwood, CDB  
Candy Bearden, CDB  
Meredith Jamison, CDB  
Brad Nell, CDB  
Eddie Frazier, CDB  
Marcy Joerger, CDB  
Lisa Mattingly, CDB

Chairman Licata called the meeting to order at 10:10 a.m.

Meredith Jamison took roll call. For the record, Chairman Licata and members Mark

Ladd, Michael Chin, Stewart Munoz, Reagan Atwood and Stephen Toth were present at the meeting site. Board Member, Glyn Ramage was present via teleconference.

Mr. Munoz moved and Mr. Toth seconded a motion for adoption of the agenda. Chairman Licata called for a vote, which was approved unanimously.

Mr. Ladd moved and Mr. Munoz seconded a motion to approve the minutes of the September 15, 2009 meeting. Chairman Licata called for a vote, which was approved unanimously.

Mr. Wright gave presentation on the following proceed order for approval:

**Illinois Department of Human Services**

Asbestos Abatement of Power Plant  
Illinois School for the Visually Impaired  
Jacksonville, Morgan County, Illinois  
CDB Project No. 321-155-701

A/E: BRic Partnership, LLC

**Proceed order ASB-1 requested ..... \$119,000**

Mr. Chin moved and Mr. Toth seconded a motion to approve the proceed order. Chairman Licata called for a vote, which was approved unanimously.

Mr. Wright gave presentation on the following proceed orders and change order for approval:

**Illinois Department of Higher Education**

1. Life Safety Improvements  
Turner – Stevenson Halls  
Illinois State University  
Normal, McLean County, Illinois  
CDB Project No. 821-010-095

A/E: Clark-Dietz, Inc.

**Proceed order E-22 requested ..... \$350,000.00**

**Illinois Department of Higher Education**

2. Life Safety Improvements  
Turner – Stevenson Halls  
Illinois State University  
Normal, McLean County, Illinois  
CDB Project No. 821-010-095

A/E: Clark-Dietz, Inc.

Proceed order H-18 requested .....	\$140,000.00
Proceed order TC-06 requested .....	30,000.00
Proceed order E-021 requested .....	( 5,000.00)
<b>TOTAL ALL PROCEED ORDERS</b>	<b>\$165,000.00</b>

**Illinois Department of Higher Education**

3. Asbestos Abatement for Life Safety Improvements  
 Turner – Stevenson Halls  
 Illinois State University  
 Normal, McLean County, Illinois  
 CDB Project No. 821-010-722

A/E: Clark-Dietz, Inc.

Change order ASB-12 requested ..... \$135,739.85

Mr. Ramage moved and Mr. Toth seconded a motion to approve the two proceed orders and one change order. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation:

1.	546-135-012	Department of Military Affairs Replace Roof/Exterior Repairs Freeport Armory 1. Tyson and Billy Architects PC 2. Bradley & Bradley Architects & Eng. 3. Larson & Darby, Inc.	Appropriation: \$350,000 Project Cost: \$350,000
2.	546-170-007	Department of Military Affairs Replace Roof/Exterior Repairs Kankakee Armory 1. S M T Architects PC 2. Tripartite, Inc. 3. J H 2 B Architects, Inc.	Appropriation: \$610,000 Project Cost: \$610,000
3.	546-235-015	Department of Military Affairs Replace Roof/Interior and Exterior Repairs to Armory, North Riverside Armory 1. Tripartite, Inc. 2. Frega Associates, Ltd. 3. Hutchinson Design Group, Ltd.	Appropriation: \$720,000 Project Cost: \$720,000

4.	546-260-017	Department of Military Affairs Replace Roof/Interior and Exterior Repairs to Readiness Center – Peoria Armory 1. A P A C E Design Architects + Engineers d/b/a APACE, Inc. 2. Kelly & Associates Architecture 3. Allied Design Consultants, Inc.	Appropriation: \$780,000 Project Cost: \$780,000
5.	546-280-011	Department of Military Affairs Replace Roof/Interior and Exterior Repairs to Armory, Quincy Armory 1. Klingner & Associates, PC 2. Shive Hattery, Inc. d/b/a Shive Hattery Group, Inc. 3. Poepping Stone Bach & Assoc., Inc.	Appropriation: \$480,000 Project Cost: \$480,000
6.	546-306-014	Department of Military Affairs Construct an Addition to the Readiness Center – Rock Island Armory 1. Bailey Edwards Design, Inc. 2. D L Z Illinois, Inc. 3. E W R Associates, Inc.	Appropriation: \$5,600,000 Project Cost: \$5,600,000
7.	546-325-064	Department of Military Affairs Replace Roof/Exterior Repairs – Warehouse, Camp Lincoln, Springfield 1. Allied Design Consultants, Inc. 2. Kenyon & Associates Architects, Inc. 3. Renaissance Architects, Inc.	Appropriation: \$725,000 Project Cost: \$725,000
8.	546-325-065	Department of Military Affairs Replace Roof – Armory Camp Lincoln, Springfield, Sangamon Co. 1. Renaissance Architects, Inc. 2. Walton & Associates, Inc. 3. Sarti Architectural Group, Inc.	Appropriation: \$620,000 Project Cost: \$620,000
9.	546-345-011	Department of Military Affairs Replace Roof/Exterior Repairs Sullivan Armory 1. A D G/Architecture & Design Group PC 2. Hance Utz & Associates, PC 3. Sarti Architectural Group, Inc.	Appropriation: \$350,000 Project Cost: \$350,000
10.	546-385-032	Department of Military Affairs Replace Roof/Interior and Exterior Repairs Vehicle Storage Shop, Marseilles Armory 1. Shive Hattery Inc. d/b/a Shive Hattery Group Inc. 2. R. Johnson Architects, Inc. 3. S T R Partners LLC	Appropriation: \$180,000 Project Cost: \$180,000

11.	546-385-033	Department of Military Affairs Replace Roof/Interior and Exterior Repairs Marseilles Armory Training Area 1. R. Johnson Architects, Inc. 2. Richard Wade Architects PC 3. Shive Hattery Inc d/b/a Shive Hattery Group Inc.	Appropriation: \$410,000 Project Cost: \$410,000
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Mr. Munoz moved and Mr. Ladd seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation and introduced Mr. Skip Seaman, Facilities Chief Engineer with the College of DuPage who gave a brief overview of the campus, project and their selection process.

12.	810-028-021	Illinois Community College Board Upgrade HVAC System College of DuPage – Glen Ellyn 1. Grumman/Butkus, Evanston, IL	Appropriation: \$91,000 Project Cost: \$130,000
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Mr. Chin moved and Ms. Atwood seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation and introduced Dr. Jerry Corcoran, President of the Illinois Valley Community College, who gave a brief overview of the campus and this particular project. Ms. Cheryl Roelfsema, Vice President of Business Services & Finance with the Illinois Valley Community College, distributed a handout to the Board and explained the Qualifications Based Selection (QBS) process that the Illinois Valley Community College followed to make this A/E Selection recommendation:

13.	810-046-016	Illinois Community College Board Construct Community Instructional Center. Illinois Valley Community College Oglesby 1. Basalay, Cary & Alstadt Architect, Ottawa	Appropriation: \$22,844,800 Project Cost: \$30,459,700
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For the record, Mr. Ladd stated that he would recuse himself from this A/E selection request for approval.

Mr. Munoz moved and Mr. Toth seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was

approved unanimously.

Mr. Broughton presented the following A/E selection recommendation and introduced Mr. J. Randall Dempsey, Vice President of Finance and Administration at the Prairie State College, who gave a brief overview of the campus, this project and their selection process.

14.	810-076-013	Illinois Community College Board Various Capital Improvements Prairie State College— Chicago Heights 1. DeTella Planera Architects	Appropriation: \$5,200,000 Project Cost: \$6,933,300
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Mr. Ladd moved and Mr. Toth seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Chairman Licata noted the following informational items:

1. Architect/Engineers approved by Executive Director.

Chairman Licata called for a five minute break at 11:05 a.m.

Regular session reconvened at 11:19 a.m.

Director Riemer introduced Lance Parker, Vice President with Thornton Tomasetti, who gave a power point presentation on the stone cladding investigation of the James R. Thompson Center in Chicago.

After the power point presentation at 12:00 p.m., Springfield office disconnected video conference due to the fact that another meeting was scheduled to be held in the CDB Board Room.

After further discussion between CDB staff and the Board regarding the power point presentation, a motion was made to adjourn. Motion was approved unanimously. Motion carried and the meeting adjourned at 12:41 p.m.



CAPITAL DEVELOPMENT BOARD

agenda item

Subject: *Proceed Order*

**Illinois Community College Board**

A: Student Services Center / Parking Facility  
Truman City College  
Chicago, Cook County, Illinois  
CDB Project No. 810-010-005

A/E: STV, Chicago, IL

Proceed order requested. .... \$482,221.97

## **Executive Summary for Board Level Proceed Order**

**CDB Project No.** 810-010-005  
**Project Description:** Student Services Center/ Parking Facility  
**Project Location:** Truman City College  
Chicago, Cook County, Illinois

### **Project History:**

This project is to construct a new building consisting of approximately 75,000 square feet. Student Services Center is on the first floor, and a seven-level enclosed parking garage for 1,138 parking spaces directly above.

Total funding for this project is \$55,000,000; with \$30,210,000 from Chicago City Colleges, \$14,790,000 from the State, and \$10,000,000 from the City of Chicago.

- Work under Bid Package #1, Demolition and Site Utilities, is complete and all three (3) prime contractors reached substantial completion. The general contractor has been closed out, with the electrical contractor and the plumbing contractor soon to be closed out as well after a few last change orders are processed.
- Work under Bid Package #2, Caisson Foundations, is complete, but cannot be closed out due to an outstanding lien from one of their major subcontractors.
- Work under Bid Package #3, Building Superstructure/Exterior Envelop is ongoing, and Walsh, the general contractor is proceeding at a rapid pace. Fourth level deck concrete has been completed, and the Fifth level is expected to be complete by the date of the Board meeting.
- Bid Package #4 is the Student Services Interior Build-Out & Site Work was bid and awarded in March 2009. Some work under Bid Package #4 has started, mainly related to interfacing work with Bid Package #3 and underground main runs to building.

Overall completion of the project is projected for August 2010.

### **Requested Action:**

We are requesting approval of the following:

Proceed Order G-20 (BP # 3) to Walsh Construction, is to provide winter protection for concrete placement for structural deck levels 5, 6, and 7. This work is projected to take place between end of November 2009 and into start of January 2010. This is a period of time when freezing temperatures can typically occur in Chicago based on historical weather data.

If the Contractor was able to begin work on the superstructure after ATP and all requisite submittals, actual start date in the field would have been May 8, 2009. Per the initial project schedule, the 7<sup>th</sup> deck pour (top level) would have been completed before winter protection was needed. Given that the City of Chicago issued the Building Permit on July 10, 2009, the concrete work for the superstructure has been extended into the months with potential for freezing conditions.

The cost of Proceed Order G-20 is the total sum to provide heat and enclosure for deck levels 5, 6, and 7 comprising six separate concrete pours. If the weather is such that heating is not necessary for all six pours, the value of the actual Change Order will correspondingly decrease. Each pour is estimated to cost approximately \$90,000.00.

A related electrical Proceed Order E-3 to provide power to the unit heaters is also required, and as with G-20, the actual cost is dependent on the number of pours heated.

*Note: For additional information, a letter from AECOM to CDB dated November 12, 2009 has been included in the Proceed Order package.*

Request for Board Approval of Proceed Order

Project Number: 810-010-005 ph. 3  
Description: Student Services/ Parking Facility  
Truman City College  
Chicago, Illinois 60640

Using Agency: Illinois Community College Board

Architect/Engineer: STV, Inc.  
200 W. Monroe, Suite 1650  
Chicago, Illinois 60606

Project Manager: John Nalis

Total Project Budget: \$ 55,000,000.00

Unobligated Funds: \$ 9,629,217.79

Percent Completion: 25 %

Reason for Change: Provide heating and enclosure of 5, 6, and 7<sup>th</sup> level parking structure decks for concrete work performed during winter freezing conditions.

Description of Change: Provide Labor and Materials for perimeter enclosure and heating of 5, 6, and 7<sup>th</sup> level parking decks consisting of six ( 6 ) separate concrete pours. Contractor shall provide blankets, heaters, heater fuel, and any miscellaneous materials needed for temporary winter concrete protection. Electrical power for heaters is to be provided by a related P.O. E-3 to the Electrical Contractor.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Walsh Construction	General	\$ 461,274.97	\$ 22,212,772.00	2.08%
Connelly Electric Co.	Electrical	\$ 20,946.13	\$ 3,192,000.00	0.66 %
Total All Change Orders		\$ 482,221.10	\$ 25,404,772.00	1.90%

Completion Effect: N/A days

**PROCEED ORDER NO. G-20**

CDB PROJECT NO.: 810-010-005 Ph 3

CONTRACT NO.: 59-0500-81

DATE: 11/17/2009

**CONTRACTOR (Name, Address)**  
Walsh Construction Company  
929 West Adams Street  
Chicago, Illinois 60607

**PROJECT (Name, City, County)**  
Student Services/ Parking Facility  
Truman City College  
Chicago, Illinois

**Contract Work:** General

**Using Agency:** I.C.C.B

**DESCRIPTION OF CHANGE IN WORK:**

Provide temporary winter heating / enclosure for Parking deck concrete placement performed during freezing temperature conditions; affecting concrete pours for levels 5, 6, and 7 parking decks.

**Justification for the proceed order:**

Winter heating is required for to permit concrete placement during freezing conditions and maintain project construction schedule.

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED:** \$ 551,274.97 \$ 461,274. 97

**Contractor Representative's Signature** C. M. Z.

Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

**Authorization to Proceed by:**

This Proceed Order  
**DOES** exceed the  
Board Level approval  
limit.

[Signature]  
PM Initial

(Up to \$9,999)

(Up to \$24,999)

(Up to \$49,999)

(Up to \$74,999)

(Up to \$100,000)  
If Board Level insert  
Agenda Item No. \_\_\_\_\_

<u>[Signature]</u> Project Manager	Date
<u>John Nalis</u>	11/17/2009
<u>[Signature]</u> Regional Manager	Date
<u>11-19-09</u>	
<u>[Signature]</u> Construction Administrator	Date
<u>11/24/09</u>	
_____ Deputy Director - Construction	Date
_____ Executive Director	Date
and Board Meeting Date _____	

**PROCEED ORDER NO. E-3**

CDB PROJECT NO.: 810-010-005 Ph. 4

CONTRACT NO.: 59-0507-85

DATE: 11/17/2009

**CONTRACTOR (Name, Address)**

Connelly Electric Company  
40 So. Addison Road  
Addison, Illinois 60101

**PROJECT (Name, City, County)**

Student Services/ Parking Facility  
Truman City college  
Chicago, Illinois

Contract Work: Electrical

Using Agency: I.C.C.B.

**DESCRIPTION OF CHANGE IN WORK:**

Provide 120v installation, labor and materials, for electrical power to heaters provided by G.C. for temporary winter protection under P.O. G-20.

**Justification for the proceed order:**

Winter heating is required to permit concrete during freezing conditions and maintaining project construction schedule.

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED \$ 20,946.13**

Contractor Representative's Signature

*Dennis F. Peltz*

Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

**Authorization to Proceed by:**

This Proceed Order  
DOES  
exceed the Board  
Level approval limit.

PM Initial

(Up to \$9,999)

(Up to \$24, 999)

(Up to \$49, 999)

(Up to \$74,999)

(Up to \$100,000)  
If Board Level insert  
Agenda Item No.

Project Manager

John Nalis

Date

11/17/2009

Regional Manager

Date

11/19/09

Construction Administrator

Date

Deputy Director - Construction

Date

Executive Director

Date

and Board Meeting Date



Walsh Construction

A MEMBER OF The Walsh Group

November 25, 2009

Mr. John Nalis  
Capital Development Board  
100 West Randolph St., Suite 14 - 600  
Chicago, IL 60601

RE: Winter Conditions  
Truman College Parking Garage - 209005  
CDB Project No. 810-010-005-Phase #3

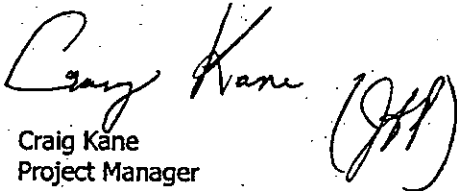
Dear Mr. Nalis,

As requested by the Capital Development Board, Walsh Construction Company agrees to the following with regards to implementing winter conditions required to continue concrete operations at Truman College Parking Garage:

1. All winter conditions costs will be invoiced on a time and material basis and can be compared to the cost estimate dated November 9, 2009. All costs will include subcontractor and Walsh overhead and profit mark ups.
2. The costs will be invoiced on a pour by pour basis for the winter conditions utilized until all concrete operations are completed or the weather conditions do not require implementation of winter conditions.
3. This request supersedes all previous notifications regarding winter conditions or Permit delays and negates any previous requests for additional compensation due to a delayed start on July 13, 2009 as a result of the delayed City of Chicago Building Permit.

If you have any questions, please contact us at your earliest convenience.

Respectfully,

  
Craig Kane  
Project Manager

CC:

Karen Fredrickson - CDB  
Jeff Pezza - WCC  
David Tkac - AECOM  
Neil Francis - AECOM

November 30, 2009

Mr. John Nalis  
Senior Project Manager  
Illinois Capital Development Board  
200 W. Randolph St., Suite 1400  
Chicago, IL 60601

**RE: 810-010-005 Truman College  
Proceed Order Concurrence**

Dear Mr. Nalis,

With reference to the pending CDB Proceed Order authorizing Walsh Construction Company (WCC) to deploy the necessary resources required for placement of structural concrete in freezing weather, please be advised that AECOM as construction manager at agency for this project, has thoroughly reviewed this matter and summarizes the rationale for this Proceed Order as follows:

1. WCC start date was delayed by thirty nine (39) working days due to city of Chicago Building Permit issuance on July 10, 2009.
2. Delayed start date extended completion of building structure from November 30, 2009 to January 4, 2010. Original scheduled completion date did not include winter protection requirements.
3. Planned completion of building structure, enclosure and other requirements necessary for parking garage occupancy in July 2010 will be jeopardized without implementation of winter protection for placement of the remaining structural concrete in December 2009 and early January 2010.

AECOM has reviewed the maximum cost projections of \$551,256.00 associated with completion of the structural concrete as submitted by WCC. We find these unit costs consistent with prevailing local market conditions and will document actual usage / costs for planned itemized winter protection measures by WCC. Accordingly, we recommend approval of this Proceed Order by the Illinois Capital Development Board.

Yours sincerely,



David E. Tkac  
Senior Associate





November 30, 2009

Mr. John Nalis  
Senior Project Manager  
Capital Development Board  
100 West Randolph Street  
Suite 14-600  
Chicago, IL 60601-3283

RE: CDB Project No. 810-010-005  
Student Services Center – Bid Package #3  
Truman City College – Chicago  
Winter Conditions  
STV Project #30-12957

Dear Mr. Nalis,

We are in receipt of the letter from Walsh Construction dated November 25<sup>th</sup> 2009 and from AECOM dated November 12<sup>th</sup> 2009 regarding the necessity for winter conditions to place the remaining 6 pours for the Truman City College Student Services Building. We feel that utilizing winter protection is a reasonable course of action to take. At this time, we are not stating an opinion as to the cause for this needed action.

Please feel free to contact me at any time if you would like to discuss this matter further.

Sincerely,

STV Incorporated

Terence Russell, AIA, LEED® AP  
Assistant Project Manager

cc: Dennis D. Ramm (STV)  
Keith C. MacKenzie (STV)

Subject: *Change Orders*

**Illinois Department of Human Services**

- A. Correct HVAC Deficiencies  
Elizabeth Ludeman Developmental Center  
Park Forest, Cook County, Illinois  
CDB Project No. 321-110-060

A/E: CCJM Engineers, Ltd

Change order requested. .... \$126,610.09

**Illinois Department of Human Services**

- B. Asbestos Abatement of Power Plant  
Illinois School for the Visually Impaired  
Jacksonville, Morgan County, Illinois  
CDB Project No. 321-155-701

A/E: BRic Partnership, LLC

Change order ASB-1 requested ..... \$119,000.00

## **Executive Summary for Board Level Change Order**

**CDB Project No.** 321-110-060  
**Project Description:** Correct HVAC Deficiencies  
**Project Location:** Elisabeth Ludeman Developmental Center  
Park Forest, Cook County, Illinois

### **Project History:**

The scope of work of the existing project consists of but is not limited to the following:

1. Provide 52 supplemental furnaces in each house with all new supply and return ductwork.
2. Provide new supply and return ductwork for the existing 52 furnaces in each house.
3. Provide new thermostats and control for the new furnaces.
4. Provide electrical connections for the new furnaces.

During replacement of the existing supply and return ductwork, it was determined that 13 of the existing furnaces were required to be rotated to properly install ductwork, a Proceed Order H-5 for the amount of 9,730.75 was issued for this work. During rotation, to date (5) furnaces are removed and can not be reused due to severe deterioration. The remaining (9) furnaces have potentially similar situation. Therefore a separate Proceed Order H-6 is needed to replace up to 13 furnaces in order to keep the project on schedule and minimize the interruption to the residents at the Ludeman Developmental Center.

*Note: Proceed Orders H-7 in the amount of \$99,934.85 & E-4 in the amount of \$33,546.00, totaling \$133,480.85 were approved by the Board on July 14, 2009.*

### **Requested Action:**

We are requesting approval of Change Orders H-7 \$94,576.04 and E-4 \$32,034.05, totaling \$126,610.09 for the completed work, consisting of replacing the existing 39 furnaces and associated electrical work.

# Request for Board Approval of Change Order

**Project Number:** 321-110-060  
**Description:** Correct HVAC Deficiencies  
Elizabeth Ludeman  
Development Center  
Park Forest, Cook Co., IL

**Using Agency:** Department of Human Services

**Architect/Engineer:** CCJM Engineers, Ltd.  
550 West Washington, Suite 950  
Chicago, Illinois

**Total Project Budget:** \$2,601,742.39

**Unobligated Funds:** \$ 75,441.83

**Project Manager:** Mohammed Haq

**Percent Completion:** 98%

**Reason for Change:** Deteriorating conditions of the existing furnaces, discovered during replacement of deficient ductwork under the current project.

**Description of Change:** The heating contractor replaced 39 existing furnaces. The electrical contractor has to disconnect and reconnect electrical connections to the furnaces, and remove and reinstall up to 12 existing transfer switches that are in the way of the furnaces replacement.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Anchor Mechanical	Heating	\$ 94,576.04	\$ 440,171.00	21.5%
Airport Electric	Electrical	\$ 32,034.05	\$ 144,660.00	22.1%
<b>Total All Change Orders</b>		<b>\$ 126,610.09</b>	<b>\$ 584,831.00</b>	<b>21.6%</b>

**Completion Effect:** 42 days

CDB596-3-1E Rev. 06/23/95

State of Illinois  
CAPITAL DEVELOPMENT BOARD

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: July 27, 2009

RFP Number: E-16

**FOR CDB USE ONLY**

Name: \_\_\_\_\_  
Project No.: \_\_\_\_\_  
Contract No.: \_\_\_\_\_  
C.F. Locale: Contractor #2

1. (Contractor's Name, Address, Telephone, Fax & Attention)

Airport Electric  
6342 S Central Ave  
Chicago, IL 60638  
(773)735-6757 Fax (773)735-9847  
Attn: Rick Stiegal e-mail: Rstiegal@aec@aol.com

CDB Project #: 321-110-060  
CDB Project Name: Correct HVAC Deficiencies  
& Location: Park Forest, IL

CDB Contract #: 59-0468-85  
Contract Work: Electrical

2. REQUEST for change by: A/E

CDB contemplates making certain changes, additions and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. REASON for change:

The contractor discovered the deterioration of the existing furnaces while in the process of spinning the furnaces in order to install the new supply and return ductwork.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued. The electrical contractor has to disconnect and re-connect electrical connections to the furnaces, and remove and re-install 12 existing transfer switches that are in the way of the furnaces replacement.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.

Anchor Mechanical RFP #H-7 59046584 \$ 94,576.04

**IMPORTANT NOTICE**  
Disclosure of this information is mandatory in accordance with the Standard Documents for Construction. Failure to complete this will prevent payment for work completed and/or be a material breach of contract.

6. CONSIDERATION:

Work to be accomplished in ☐ Calendar Days from Approval of RFPCO.

NOTE: Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is increased by the total sum of \$

32,034.05

7. The change described above and on accompanying drawings and specifications and the Contractor's proposal (if applicable) are hereby incorporated by reference and made a part hereof. Having reviewed the above and determining the amount to be fair and proper the undersigned:

RECOMMEND Issuance of a change order

A/E Firm Name CCJM Engineers

BY [Signature] signature

COORDINATING CONTRACTOR & CONSTRUCT. MANAGER

BY [Signature] signature

CONTRACTOR DATE 10/2/09

BY Rick Stiegal print name

[Signature] signature

Vice President title

APPROVE as to form and content

USING AGENCY name Ludeman Developmental Center

BY [Signature] signature

CDB/PM APPROVE [Signature] signature

CDB APPROVE change order DATE 11-9-09

BY Ron Wright print name

[Signature] signature

CONSTRUCTION ADMINISTRATOR title

8. FOR CDB USE ONLY Type of Change 105 % Assess \_\_\_\_\_ Package No. \_\_\_\_\_ CO Date \_\_\_\_\_ CO No. \_\_\_\_\_ CO AMOUNT add (deduct) \$ \_\_\_\_\_

## Executive Summary for Board Level Change Order

**CDB Project No.** 321-155-701  
**Project Description:** Asbestos Abatement of Power Plant  
**Project Location:** Illinois School for the Visually Impaired  
Jacksonville, Morgan County, Illinois

### Project History:

The asbestos abatement project consisted of abating and removing the two (2) existing coal boilers along with all associated equipment. This part of the project was completed on August 14, 2009. The stack for the coal boilers was contracted to be removed in the parent phase of the project which is currently in construction. The day before the bids were due on the parent project, a demolition contractor who specializes in stack removal questioned if the existing coating on the stack was asbestos. After the bids were opened, the coating was tested and the test results indicated it contained asbestos.

*Note: Proceed Order ASB -1 in the amount of \$119,000.00 to remove the asbestos coating from the existing 150' tall flue stack was approved at the October 20, 2009 CDB Board Meeting.*

### Requested Action:

We are requesting approval of the following:

- Change Order ASB -2 in the amount of \$119,000.00 to remove the asbestos coating from the existing 150' tall flue stack before the demolition of the stack can start.

## Request for Board Approval of Change Order

**Project Number:** 321-155-701

**Using Agency:** Department of Human Services

**Description:** Asbestos Abatement of Power Plant  
Illinois School for the Visually Impaired  
Jacksonville, Morgan County

**Architect/Engineer:** BRIC Partnership, LLC

100 East Washington Street, Suite 220  
Belleville, IL 62220

**Total Project Budget:** \$231,030.00

**Unobligated Funds:** \$135,737.00

**Percent Completion:** Original project - 100%  
Abatement of stack 20%

**Project Manager:** Rich Meyer

**Reason for Change:** The asbestos abatement project consisted of abating and removing the two (2) existing coal boilers along with all associated equipment. This part of the project was completed on August 14, 2009. The stack for the coal boilers was contracted to be removed in the parent phase of the project which is currently in construction. The day before the bids were due on the parent project, a demolition contractor who specializes in stack removal questioned if the existing coating on the stack was asbestos. After the bids were opened, the coating was tested and the test results indicated it contained asbestos.

**Description of Change:** Install scaffolding around and up to the top of the stack, remove the asbestos coating from the existing 150' tall flue stack before the demolition of the stack can start.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
General Waste services	Asbestos	\$ 119,000.00 \$	167,370.00	71%
Total All Change Orders		\$ 119,000.00 \$	167,370.00	71%
<b>Completion Effect:</b> six (6) weeks				

CDB596-3-1E Rev. 06/23/95

State of Illinois  
CAPITAL DEVELOPMENT BOARD

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: October 22, 2009

RFP Number: ASB-2

## FOR CDB USE ONLY

Name: \_\_\_\_\_

Project No.: \_\_\_\_\_

Contract No.: \_\_\_\_\_

C.F. Locale: Contractor #2

1. (Contractor's Name, Address, Telephone, Fax & Attention)

General Waste Services, Inc.

2398 Belle Street

Alton, IL 62002

(618) 465-0269 Fax (618) 465-1303

Attn: Tim Weineke e-mail: twieneke@cbsnll.com

CDB Project #: 321-155-701 (002)

CDB Project Name: Abate Asbestos at Power House

& Location: Illinois School for the Visually Impaired  
Jacksonville, Morgan County, Illinois

CDB Contract #: 59-0542-88

Contract Work: Asbestos Abatement

2. REQUEST for change by: A/E

CDB contemplates making certain changes, additions and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. REASON for change:

Undetected field condition. Coating on existing boiler stack was discovered to be an asbestos containing material

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.

Remove ACM coating from exterior boiler stack. Boiler stack height is approximately 150 feet. Provide scaffolding as required for ACM removal. ACM removal shall comply with all applicable OSHA, IDPH and IEPA rules and regulations.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.

None

### IMPORTANT NOTICE

Disclosure of this information is mandatory in accordance with the Standard Documents for Construction. Failure to complete this will prevent payment for work completed and/or be a material breach of contract.

6. CONSIDERATION:

Work to be accomplished in \_\_\_\_\_ Calendar Days from Approval of RFPCO.

NOTE: Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is INCREASED/DECREASED by the total sum of.....\$ 119,000.00

7. The change described above and on accompanying drawings and specifications and the Contractor's proposal (if applicable) are hereby incorporated by reference and made a part hereof. Having reviewed the above and determining the amount to be fair and proper the undersigned:

RECOMMEND issuance of a change order

A/E Firm Name BRIC Partnership, LLC

BY Andrew J. Rein signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY \_\_\_\_\_ signature

CONTRACTOR

DATE 10-23-09

BY Gregory A. Sander print name

Gregory A. Sander signature

President title

APPROVE as to form and content:

USING AGENCY name Illinois Department of Human Services

BY Russell [Signature] signature

CDB APPROVE [Signature] Nov 16, 09 signature

CDB APPROVE change order \_\_\_\_\_ DATE \_\_\_\_\_

BY \_\_\_\_\_ print name

\_\_\_\_\_ signature

\_\_\_\_\_ title

FOR CDB USE ONLY	Type of Change	% Assess	Package No.	CO Date	CO No.	CO AMOUNT add (deduct)
						\$



**PROCEED ORDER NO. ASB-1**

CDB PROJECT NO.: 321-155-701

CONTRACT NO.: 59-0542-88

DATE: September 24, 2009

**CONTRACTOR**

General Waste Services, Inc

P.O. Box 90

Alton, IL 62002

**PROJECT** Asbestos Abatement - Power House Renovation  
ISVI - Jacksonville, Morgan County

Contract Work: Asbestos

Using Agency: DHS

**DESCRIPTION OF CHANGE IN WORK:**

Provide labor and material for the removal and disposal of asbestos containing materials on the existing 150' tall stack.

**JUSTIFICATION FOR PROCEED ORDER:**

Undiscovered Condition: The day before the bids were due on the parent project, a demolition contractor who specializes in stack removal questioned if the existing coating on the stack was asbestos. After the bids were opened, the coating was tested and the test results indicated it contained asbestos. The asbestos management plan did not indicate asbestos material on the stack. This material must be removed so the stack can be removed safely.

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 119,000.00**

Contractor Representative's Signature

Date 9-29-09

Print

Gregory B. Snider President

Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

Authorization to Proceed  
by:

This Proceed Order  
~~DOES~~ DOES NOT  
exceed the 10% Board  
Level approval limit.

RM

RM

PM initial

(Up to \$9,999)

Project Manager

Date

(Up to \$24,999)

Regional Manager

Date

(Up to \$49,999)

Construction Administrator

Date

(Up to \$74,999)

Deputy Director - Construction

Date

(Up to \$100,000)

If Board Level insert  
Agenda Item No.

Executive Director

Date

and Board Meeting Date

10-20-09

Subject Staff Recommendations for Concurrence in  
the Selection of Architects/Engineers

APPROP. &  
TOTAL  
COST  
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
1 546-235-016	Construct Military Vehicle Parking Area/Security Fencing and Access Road, North Riverside Armory, Cook County, Department of Military Affairs	\$750,000 \$750,000
<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>		
American Surveying & Engineering PC		
APEX Consulting Engineers LLC		
ESI Consultants Ltd		
2 546-260-018	Replace Roofing Systems - Building # 2, 11, 12, & 23, Peoria Armory, Peoria County, Department of Military Affairs	\$450,000 \$450,000
<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>		
Kenyon & Associates Architects Inc		
Sarti Architectural Group Inc		
Thomas Steen Associates Ltd.		
3 546-318-005	Repair Roads - Sparta Readiness Center, Sparta Armory, Department of Military Affairs	\$600,000 \$600,000
<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>		
Geotech Engineering & Testing Inc		
Oates Associates Inc		
Thouvenot Wade & Moerchen Inc		
4 546-318-006	Construct Maintenance Bay, Sparta Armory, Department of Military Affairs	\$700,000 \$700,000
<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>		
Architechniques Ltd		
Eggemeyer Associates Architects Inc		
H Michael Bohnsack Architects		

Subject Staff Recommendations for Concurrence in  
the Selection of Architects/Engineers

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	<u>APPROP. &amp; TOTAL COST AMOUNTS</u>
5 546-318-007	Construct Training Living Quarters (Billets), Sparta Armory, Department of Military Affairs	\$700,000 \$700,000
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	E W R Associates Inc	
	Eggemeyer Associates Architects Inc	
	Mevert Professional Associates, Inc. d/ba MPA, Inc.	
6 546-385-034	Repair Roads - Marseilles Training Area, Marseilles Armory, Department of Military Affairs	\$600,000 \$600,000
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	Engineering Resource Associates Inc	
	SPAAN Tech Inc	
	Structure Designs Inc	
7 630-000-133	Various District 1 Improvements, Eisenhower Expressway - Bolingbrook, Oak Brook, Hillside, Department of Transportation	\$876,920 \$876,920
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	Knight Engineers and Architects	
	Larson & Darby Inc	
	Matocha Associates	
8 630-000-134	Various Improvements, Oregon, Langley, Galena, Dixon, Department of Transportation	\$895,000 \$895,000
	<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>	
	Cody Braun and Associates Inc	
	Kelly & Associates Architecture	
	Larson & Darby Inc	

Subject Staff Recommendations for Concurrence in  
the Selection of Architects/Engineers

APPROP. &  
TOTAL  
COST  
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
9 630-000-135	Various District 8 Improvements, Jerseyville, Hecker, Fairview Heights, Hamel, Wood River, Carrolton, Department of Transportation	\$840,000 \$840,000
<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>		
David A Loyet & Associates Inc Architects		
Eilering Architecture		
Environs Architects Planners Inc		
10 630-000-136	Miscellaneous Improvements - Various IDOT Locations, Paris, Gibson City, Effingham, Wheeler, Vandalia, Department of Transportation	\$238,000 \$238,000
<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>		
Gorski Reifsteck Architects Inc		
Hance Utz & Associates PC		
Harry L Baxter Architects d/b/a Baxter Architects		
11 630-000-137	Various District 9 Improvements, Belgrade, Vienna, Carbondale, Murphysboro, Pinckneyville, Department of Transportation	\$405,000 \$405,000
<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>		
E W R Associates Inc		
Mevert Professional Associates, Inc. d/ba MPA, Inc.		
Oates Associates Inc		
12 630-000-138	Replace Roofing Systems, Yorkville and Sycamore, Department of Transportation	\$350,000 \$350,000
<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>		
Larson & Darby Inc		
Stewart Nosky Architects Ltd		
Tyson and Billy Architects PC		

Subject Staff Recommendations for Concurrence in  
the Selection of Architects/Engineers

APPROP. &  
TOTAL  
COST  
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
13 630-441-005	Upgrade HVAC System/Repair Roof, Division of Aeronautics, Springfield, Department of Transportation	\$159,000 \$159,000

***FIRMS BEING CONSIDERED FOR SELECTION:***

Klingner & Associates PC

L Z T Associates Inc

Melotte Morse Leonatti Parker Ltd

14 630-442-045	Replace Motor Control Centers, Administration/Hanley Building, Springfield, Department of Transportation	\$492,000 \$492,000
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***FIRMS BEING CONSIDERED FOR SELECTION:***

Advance Consulting Group Int'l d/b/a Golden Star Inc

G H R Engineers and Associates Inc

General Energy Corp

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
DECEMBER 8, 2009**

**CDB PROJECT NO:** 546-235-016

**PROJECT DESCRIPTION:** Construct Military Vehicle Parking Area/Security Fencing and Access Road

**PROJECT LOCATION:** North Riverside Armory - Cook County  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$ 750,000 FEDERALLY FUNDED

**ESTIMATED TOTAL PROJECT COST:** \$ 750,000 FEDERALLY FUNDED

**PROJECT SCOPE OF WORK:**

The North Riverside Armory is a 96,000 square foot, two-building facility constructed in 1986.

The scope of work provides for constructing an approximately 20,000 square yard gravel surfaced parking area for military vehicles, including site preparation work of removing construction debris, trees, brush, and relocating excess fill. The scope of work also provides for installing a perimeter security fence and constructing an access road and security gate. This project must be designed and construction contracts award by September 30, 2010.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
DECEMBER 8, 2009**

**CDB PROJECT NO:** 546-260-018

**PROJECT DESCRIPTION:** Replace Roofing Systems - Building Numbers 2, 11, 12, and 23

**PROJECT LOCATION:** Peoria Armory - Peoria County  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$ 450,000 FEDERALLY FUNDED

**ESTIMATED TOTAL PROJECT COST:** \$ 450,000 FEDERALLY FUNDED

**PROJECT SCOPE OF WORK:**

The Peoria Armory is a 274,052 square foot, 16-building facility constructed in 1948.

The scope of work provides for replacing approximately 21,100 square feet of built-up and 11,000 square feet of single ply roll roofing system, including 16,100 square feet on building number 2; 2,600 square feet on building number 11; 2,400 square feet on building number 12; and 11,000 square feet on building number 23. The scope of work also provides for repairing damaged and deteriorated walls on building number 12. This project must be designed and construction contracts award by September 30, 2010.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
DECEMBER 8, 2009**

**CDB PROJECT NO:** 546-318-005

**PROJECT DESCRIPTION:** Repair Roads - Sparta Readiness Center

**PROJECT LOCATION:** Sparta Armory - Randolph County  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$ 600,000 FEDERALLY FUNDED

**ESTIMATED TOTAL PROJECT COST:** \$ 600,000 FEDERALLY FUNDED

**PROJECT SCOPE OF WORK:**

The Sparta Readiness Center is a 39,547 square foot, three-building facility constructed in 1989.

The scope of work provides for repairing approximately 8 miles of 12-foot wide crushed stone roads, including providing drainage ditches. This project must be designed and construction contracts awarded by September 30, 2010.



**A/E SELECTION COMMITTEE RECOMMENDATIONS  
DECEMBER 8, 2009**

**CDB PROJECT NO:** 546-318-006

**PROJECT DESCRIPTION:** Construct Maintenance Bay

**PROJECT LOCATION:** Sparta Armory - Randolph County  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$ 700,000 FEDERALLY FUNDED

**ESTIMATED TOTAL PROJECT COST:** \$ 700,000 FEDERALLY FUNDED

**PROJECT SCOPE OF WORK:**

The Sparta Readiness Center is a 39,547 square foot, three-building facility constructed in 1989.

The scope of work provides for constructing an approximately 3,500 square foot maintenance bay, including a 2,048 square foot area for maintenance and tool/supply, a 15 ton crane, vehicle exhaust system, restrooms, and offices. The scope of work also provides for site utilities and constructing approximately 400 square yards of secured parking and aggregate parking for four employees. This project must be designed and construction contracts awarded by September 30, 2010.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
DECEMBER 8, 2009**

**CDB PROJECT NO:** 546-318-007

**PROJECT DESCRIPTION:** Construct Training Living Quarters (Billets)

**PROJECT LOCATION:** Sparta Armory - Randolph County  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$ 700,000 FEDERALLY FUNDED

**ESTIMATED TOTAL PROJECT COST:** \$ 700,000 FEDERALLY FUNDED

**PROJECT SCOPE OF WORK:**

The Sparta Readiness Center is a 39,547 square foot, three-building facility constructed in 1989.

The scope of work provides for constructing an approximately 5,500 square foot training living quarters (billets) for 100 people, including restrooms, showers, and a 250 square foot office. The scope of work also provides for site utilities and constructing approximately 200 square yards of secured military parking. This project must be designed and construction contracts awarded by September 30, 2010.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
DECEMBER 8, 2009**

**CDB PROJECT NO:** 546-385-034

**PROJECT DESCRIPTION:** Repair Roads

**PROJECT LOCATION:** Marseilles Armory (Training Area) - LaSalle Co.  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$ 600,000 FEDERALLY FUNDED

**ESTIMATED TOTAL PROJECT COST:** \$ 600,000 FEDERALLY FUNDED

**PROJECT SCOPE OF WORK:**

The Marseilles Training Area is a 206,445 square foot, 53-building facility constructed in 1960.

The scope of work provides for repairing approximately 8 miles of 12-foot wide crushed stone roads, including drainage ditches. This project must be designed and construction contracts awarded by September 30, 2010.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
DECEMBER 8, 2009**

**CDB PROJECT NO:** 630-000-133

**PROJECT DESCRIPTION:** Various District 1 Improvements

**PROJECT LOCATION:** Statewide Program  
Department of Transportation

**APPROPRIATION AMOUNT:** \$ 876,920

**ESTIMATED TOTAL PROJECT COST:** \$ 876,920

**PROJECT SCOPE OF WORK:**

The Eisenhower Expressway is a 45,547 square foot, five-building facility constructed in 1961. The Bolingbrook Maintenance/Office Building is a 5,208 square foot, one-story brick building constructed in 1963. The Oak Brook Maintenance Facility is a 24,369 square foot, three-building facility constructed in 1975. The Hillside Maintenance Yard is a 25,295 square foot, four-building facility constructed in 1957.

The scope of work at the Eisenhower Expressway provides for replacing approximately 935 square feet of metal roofing system on Pump Station #4, including replacing roof hatches, restoring steel structural components, and replacing doors, stairs, exhausts and louvers.

The scope of work at the Bolingbrook Maintenance/Office Building (D0138) provides for constructing an approximately 865 square foot addition for a women's restroom, including remodeling interior spaces and modifying the plumbing, electrical and mechanical systems. The scope of work also provides for installing additional fixtures in the men's restroom.

The scope of work at the Oak Brook Maintenance Facility provides for constructing a women's restroom in the Maintenance Storage Building (D0172), including renovating interior spaces, modifying the plumbing, electrical and mechanical systems, and adding fixtures in the men's restroom. The scope of work also provides for recoating the approximately 12,000 square feet of metal roofing on the Salt Storage Building (D0173).

The scope of work at the Hillside Maintenance Facility provides for roofing repairs and recoating approximately 17,000 square feet of metal and membrane roofing systems on the Maintenance Storage Building (D0016) and the Equipment Storage Building (D0036), including replacing fasteners.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
DECEMBER 8, 2009**

**CDB PROJECT NO:** 630-000-134

**PROJECT DESCRIPTION:** Various IDOT Improvements

**PROJECT LOCATION:** Statewide Program  
Department of Transportation

**APPROPRIATION AMOUNT:** \$ 895,000

**ESTIMATED TOTAL PROJECT COST:** \$ 895,000

**PROJECT SCOPE OF WORK:**

The Oregon Maintenance Storage Facility is a 17,412 square foot, four-building facility constructed in 1961. The Langley Material Storage Building is a 4,320 square foot, one-story metal building constructed in 1976. The Galena Maintenance Storage Facility is an 8,946 square foot, four-building facility constructed in 1957. The District 2 Headquarters in Dixon is a 120,984 square foot, nine-building facility constructed in 1935.

The scope of work at the Oregon Maintenance Facility provides for constructing a five-bay, pre-engineered pole building, including installing unit heaters, exhaust fans, lighting and electrical outlets, and an intercom loud speaker system.

The scope of work at the Langley Material Storage Building (D0236) provides for installing metal siding, repainting the exterior and re-insulating the east wall.

The scope of work at the Galena Maintenance Facility provides for upgrading the septic system, including replacing the septic tank and installing an oil separator.

The scope of work at the District 2 Headquarters in Dixon provides for replacing approximately 14,460 square feet of standing-seam metal roofing systems on buildings A, B and C, including replacing insulation, sub-structure, flashing and metal trim.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
DECEMBER 8, 2009**

**CDB PROJECT NO:** 630-000-135

**PROJECT DESCRIPTION:** Various District 8 Improvements

**PROJECT LOCATION:** Statewide Program  
Department of Transportation

**APPROPRIATION AMOUNT:** \$ 840,000

**ESTIMATED TOTAL PROJECT COST:** \$ 840,000

**PROJECT SCOPE OF WORK:**

The Jerseyville Maintenance Facility Salt Dome is a 5,278 square foot, one-story building constructed in 1990. The Hecker Maintenance Facility is a 20,113 square foot, five-building facility constructed in 1975. The Traffic Maintenance Complex in Fairview Heights is a 42,715 square foot, one-story precast concrete and metal building constructed in 1978. The Hamel Maintenance Storage Facility is a 23,502 square foot, seven-building facility constructed in 1964. The Wood River Maintenance Storage Facility is a 22,411 square foot, six-building facility constructed in 1954. The Carrollton Equipment Storage Building is a 3,780 square foot, one-story building constructed in 1997.

The scope of work at the Jerseyville Maintenance Facility provides for replacing approximately 5,278 square feet of asphalt shingle roofing system on the Salt Dome, including repairing the dome entrance.

The scope of work at the Hecker Maintenance Facility provides for replacing approximately 7,900 square feet of metal roofing system on the Office/Maintenance Garage (D0845), including installing gutters and downspouts. The scope of work also provides for replacing the approximately 2,900 square foot Salt Dome's (D0883) asphalt shingle roofing system.

The scope of work at the Fairview Heights Traffic Maintenance Complex (D0864) provides for repairing or replacing approximately 42,000 square feet of roofing system.

The scope of work at the Hamel Maintenance Storage Facility provides for replacing the main electrical service panel, including installing a manual transfer switch, feeders and outlets.

The scope of work at the Wood River Maintenance Storage Facility provides for upgrading the electrical service, re-wiring outlets for truck heaters, and installing a manual transfer switch and outlets.

The scope of work at the Carrollton Equipment Storage Building (D0861) provides for replacing approximately 5,100 square feet of metal roofing system, including installing gutters and downspouts and interior repairs resulting from water infiltration.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
DECEMBER 8, 2009**

**CDB PROJECT NO:** 630-000-136

**PROJECT DESCRIPTION:** Miscellaneous Improvements - Various IDOT Locations

**PROJECT LOCATION:** Statewide Program  
Department of Transportation

**APPROPRIATION AMOUNT:** \$ 238,000

**ESTIMATED TOTAL PROJECT COST:** \$ 238,000

**PROJECT SCOPE OF WORK:**

The Paris Sign Shop is a 20,777 square foot, one-story masonry and concrete building constructed in 1958. The Gibson City Storage Building is a 3,000 square foot, one-story building constructed in 1988. The District 7 Headquarters in Effingham is a 26,100 square foot, two-story masonry and metal frame building constructed in 1933. The Wheeler Maintenance Storage Building is a 3,840 square foot, one-story metal building constructed in 1976. The Vandalia Salt Storage Dome is a 2,921 square foot, one-story dome constructed in 1985.

The scope of work at the Paris Sign Shop (D0501) provides for replacing approximately 2,800 square feet of EPDM roofing system, including replacing approximately 110 feet of metal coping.

The scope of work at the Gibson City Storage Building (D0383) provides for exterior repairs, including replacing the steel siding and inner liner panels.

The scope of work at the District 7 Headquarters in Effingham provides for replacing the main electrical panel in the Parking Garage (D0705), including all associated wiring.

The scope of work at the Wheeler Storage Building provides for replacing the overhead garage and exterior entry doors.

The scope of work at the Vandalia Salt Storage Dome (D0772) provides for replacing approximately 2,900 square feet of asphalt shingle roofing system, including dome entry repairs.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
DECEMBER 8, 2009**

**CDB PROJECT NO:** 630-000-137

**PROJECT DESCRIPTION:** Various District 9 Improvements

**PROJECT LOCATION:** Statewide Program  
Department of Transportation

**APPROPRIATION AMOUNT:** \$ 405,000

**ESTIMATED TOTAL PROJECT COST:** \$ 405,000

**PROJECT SCOPE OF WORK:**

The Belgrade Equipment Storage Building is a 4,800 square foot, one-story metal building constructed in 1976. The Vienna Maintenance Yard is a 22,916 square foot, eight-building facility constructed in 1975. The District 9 Headquarters in Carbondale is a 48,775 square foot, three-story concrete and brick building constructed in 1941. The Murphysboro Salt Storage Dome is a 5,408 square foot, one-story building constructed in 1995. The Pinckneyville Equipment Storage Building is a 2,880 square foot, one-story metal building constructed in 1971.

The scope of work at the Belgrade Equipment Storage Building (D0943) provides for renovating the office, break room, and storage areas, including replacing interior walls, trim, flooring, windows, and doors.

The scope of work at the Vienna Maintenance Yard provides for constructing an approximately 4,000 square foot pole building, including four 20'x15' overhead power doors, a side entry door, a vapor barrier, translucent panels, and a concrete floor with no drains.

The scope of work at the District 9 Headquarters in Carbondale (D0900) provides for replacing approximately 16,000 square feet of rubber membrane roofing system.

The scope of work at the Murphysboro Salt Storage Dome (D1010) provides for replacing approximately 5,400 square feet of asphalt shingle roofing system, including replacing decking and trim.

The scope of work at the Pinckneyville Equipment Storage Building (D0922) provides for replacing approximately 2,800 square feet of metal roofing system, including replacing gutters and trim.



**A/E SELECTION COMMITTEE RECOMMENDATIONS  
DECEMBER 8, 2009**

**CDB PROJECT NO:** 630-000-138

**PROJECT DESCRIPTION:** Replace Roofing Systems

**PROJECT LOCATION:** Statewide Program  
Department of Transportation

**APPROPRIATION AMOUNT:** \$ 350,000

**ESTIMATED TOTAL PROJECT COST:** \$ 350,000

**PROJECT SCOPE OF WORK:**

The Yorkville Material Storage Building is a 1,440 square foot, one-story concrete building constructed in 1975. The Sycamore Equipment Storage Building is a 7,419 square foot, two-story brick and concrete building constructed in 1964.

The scope of work at the Yorkville Material Storage Building provides for replacing approximately 1,440 square feet of metal roofing system, including replacing damaged structural members and the exterior steel siding.

The scope of work at the Sycamore Equipment Storage Building provides for replacing approximately 3,700 square feet of roofing system. The scope of work also provides for repairing the exterior brick and renovating interior space.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
DECEMBER 8, 2009**

**CDB PROJECT NO:** 630-441-005

**PROJECT DESCRIPTION:** Upgrade HVAC System/Repair Roof

**PROJECT LOCATION:** Springfield – Division of Aeronautics  
Department of Transportation

**APPROPRIATION AMOUNT:** \$ 159,000

**ESTIMATED TOTAL PROJECT COST:** \$ 159,000

**PROJECT SCOPE OF WORK:**

The Division of Aeronautics Office is a 17,200 square foot, one-story building constructed in 1979.

The scope of work provides for upgrading the HVAC system in the Office Building (D6009), including replacing the air handling unit. The scope of work also provides for repairing the Unit 10 Hangar's (D6005) roofing system, including cleaning, priming, and recoating the built-in gutters.

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
DECEMBER 8, 2009**

**CDB PROJECT NO:** 630-442-045

**PROJECT DESCRIPTION:** Replace Motor Control Centers

**PROJECT LOCATION:** Administration/Hanley Building  
Department of Transportation

**APPROPRIATION AMOUNT:** \$ 492,000

**ESTIMATED TOTAL PROJECT COST:** \$ 492,000

**PROJECT SCOPE OF WORK:**

The Hanley Building is a 277,091 square foot, four-story building constructed in 1965.

The scope of work provides for upgrading the motor control centers, including replacing feeder conductors.

**SUBJECT:** *Board Concurrence for Selection of Higher Education Architect/  
Engineer*

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>PROJECT AMOUNT</u></b>
810-074-017	Student Services Center Addition Illinois Community College Board Parkland College – Champaign, IL	\$30,787,000

**FIRMS BEING CONSIDERED FOR SELECTION:**

Design Organization/Sasaki and Associates

HOK

Perkins+Will

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
December 8, 2009**

**CDB PROJECT NO:** 810-074-017

**PROJECT DESCRIPTION:** Construct Student Services Center Addition

**PROJECT LOCATION:** Parkland College - Champaign  
Illinois Community College Board

**APPROPRIATION AMOUNT:** \$15,442,100

**ESTIMATED TOTAL PROJECT COST:** \$30,787,000

**PROJECT SCOPE OF WORK:**

Parkland College is a 483,357 square-foot, educational facility constructed between 1973 and 1995.

The scope of work provides for constructing a 95,000 square foot addition to the Student Services Center for program space for student services functions, including offices, meeting rooms, student meeting space, food service space, open lounge areas, and fitness center area.

Project Funding: State - \$15,442,100; Local - \$15,344,900

State of Illinois

PAT QUINN, GOVERNOR

AGENDA ITEM

CAPITAL DEVELOPMENT BOARD



Jim Riemer, Executive Director

**MEMORANDUM**

**TO:** Capital Development Board  
**FROM:** Lisa Mattingly, Administrator, Professional Services  
**DATE:** November 30, 2009  
**RE:** Proposed Rules  
Illinois Energy Conservation Code Rules  
IAC Title 71, Part 600

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Public Act 096-0778 amended the Energy Efficient Commercial Building Act by changing the name to the Energy Efficient Building Act and requiring the adoption and implementation of a residential building energy code for the State.

Attached for your approval are revised rules for the Illinois Energy Conservation Code with regards to residential buildings. Also included are other minor revisions which remove references to the "Commercial" act.

Upon your approval, the rules will be filed with the Secretary of State and submitted to JCAR (Joint Committee on Administrative Rules).

cc: Jim Riemer

ILLINOIS REGISTER

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CAPITAL DEVELOPMENT BOARD

NOTICE OF EMERGENCY AMENDMENTS

TITLE 71: PUBLIC BUILDINGS, FACILITIES, AND REAL PROPERTY

CHAPTER I: CAPITAL DEVELOPMENT BOARD

SUBCHAPTER d: ENERGY CODES

PART 600

ILLINOIS ENERGY CONSERVATION CODE

SUBPART A: GENERAL

Section	
600.100	Definitions
600.110	Adoption and Modification of the Code
600.120	Illinois Energy Conservation Advisory Council
600.130	Revisions to the Code

SUBPART B: STATE FUNDED FACILITIES

Section	
600.200	Standards for State Funded Facilities
600.210	Request for Variance
600.220	Compliance

SUBPART C: PRIVATELY FUNDED COMMERCIAL FACILITIES

Section	
600.300	Standards for Privately Funded Commercial Facilities
600.310	Exemptions
600.320	Local Jurisdiction
600.330	Compliance
600.340	Application to Home Rule Units

SUBPART D: RESIDENTIAL BUILDINGS

<u>Section</u>	
<u>600.400</u>	<u>Standards for Residential Buildings</u>
<u>600.410</u>	<u>Exemptions</u>
<u>600.420</u>	<u>Local Jurisdiction</u>
<u>600.430</u>	<u>Compliance</u>
<u>600.440</u>	<u>Application to Home Rule Units</u>

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CAPITAL DEVELOPMENT BOARD

NOTICE OF EMERGENCY AMENDMENTS

**AUTHORITY:** Implementing and authorized by the Capital Development Board Act [20 ILCS 3105] and the Energy Efficient ~~Commercial~~ Building Act [20 ILCS 3125].

**SOURCE:** Adopted by emergency rulemaking at 28 Ill. Reg. 11355, effective July 26, 2004, for a maximum of 150 days; emergency rules expired December 22, 2004; adopted at 29 Ill. Reg. 777, effective January 1, 2005; new Part adopted by emergency rulemaking at 29 Ill. Reg. 5736, effective April 8, 2005, for a maximum of 150 days; emergency expired September 4, 2005; emergency rulemaking repealed at 29 Ill. Reg. 6093, effective April 18, 2005, for a maximum of 150 days; emergency expired September 14, 2005; old Part repealed at 29 Ill. Reg. 16414 and new Part adopted at 29 Ill. Reg. 14790, effective April 8, 2006; amended at 31 Ill. Reg. 14422, effective October 9, 2007; emergency amendment at 33 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_, for a maximum of 150 days.

SUBPART A: GENERAL

**Section 600.100 Definitions**

Definitions of terms in the International Energy Conservation Code, incorporated by reference in Subpart C of this Part, apply, as do the following definitions:

"Act" means the Capital Development Board Act [20 ILCS 3105].

"Authority Having Jurisdiction" or "AHJ" means the organization, office or individual responsible for approving equipment, materials, an installation or procedure.

"CDB" means the Illinois Capital Development Board.

*"Commercial Facility" means any building except a building that is classified as a residential building. [20 ILCS 3125/10]*

"Council" means the Illinois Energy Conservation Advisory Council appointed under Subpart B of this Part.

"EECB Act" means the Energy Efficient ~~Commercial~~ Building Act [20 ILCS 3125].

"Professional Services Agreement" means the contract for services entered into by CDB and design professionals.



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CAPITAL DEVELOPMENT BOARD

NOTICE OF EMERGENCY AMENDMENTS

"Using Agency" means the State agency using facilities described in Section 4.01 of the Act.

"Illinois Energy Conservation Code" or "Code" means:

With respect to the State facilities covered by Subpart B:

This Part, all additional requirements incorporated within Subpart B (including ASHRAE 90.1 Standards), and any statutorily authorized adaptations to the incorporated standards adopted by CDB; and

With respect to the privately funded commercial facilities covered by Subpart C:

This Part, all additional requirements incorporated within Subpart C (including the 2009 International Energy Conservation Code, excluding published supplements, which encompasses ASHRAE 90.1), and any statutorily authorized adaptations to the incorporated standards adopted by CDB.

With respect to residential buildings covered by Subpart D:

This Part, all additional requirements incorporated within Subpart D (including the 2009 International Energy Conservation Code, excluding published supplements) and any statutorily authorized adaptations to the incorporated standards adopted by CDB.

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CAPITAL DEVELOPMENT BOARD

NOTICE OF EMERGENCY AMENDMENTS

"IECC" means the International Energy Conservation Code.

"Municipality" means any city, village or incorporated town. [20 ILCS 3125/10]

"Residential building" means (i) a detached one-family or 2-family dwelling or (ii) any building that is 3 stories or less in height above grade that contains multiple dwelling units, in which the occupants reside on a primarily permanent basis, such as a townhouse, a row house, an apartment house, a convent, a monastery, a rectory, a fraternity or sorority house, a dormitory, and a rooming house; provided, however, that when applied to a building located within the boundaries of a municipality having a population of 1,000,000 or more, the term "residential building" means a building containing one or more dwelling units, not exceeding 4 stories above grade, where occupants are primarily permanent.  
[20 ILCS 3125/10]

~~"Residential Building" means a detached one family or 2 family dwelling or any building three stories or less above grade level that contains multiple dwelling units, in which the occupants reside on a primarily permanent basis (i.e., townhouse, row house, apartment house, convent, monastery, rectory, fraternity or sorority house, dormitory or rooming house).~~ [20 ILCS 3125/10]

"State Funded Building" means and includes buildings under the jurisdiction of each officer, department, board, commission, institution and body politic and corporate of the State, including the Illinois Building Authority, school districts, and any other person expending or encumbering State or federal funds by virtue of an appropriation or other authorization by the General Assembly or federal authorization or grant. This includes State funded housing, hospitals, penitentiaries, laboratories, educational facilities, administrative facilities, recreational facilities, environmental equipment and parking facilities [20 ILCS 3105/4.01].

(Source: Amended by emergency rulemaking at 33 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_, for a maximum of 150 days)

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CAPITAL DEVELOPMENT BOARD

NOTICE OF EMERGENCY AMENDMENTS

**Section 600.110 Adoption and Modification of the Code**

- a) The purpose of the Illinois Energy Conservation Code is to implement Section 10.09-5 of the Capital Development Board Act [20 ILCS 3105/10.09-5], which requires CDB to adopt rules implementing a statewide Energy Code. Additionally, Section 15 of the Energy Efficient ~~Commercial~~ Building Act [20 ILCS 3125/15] requires CDB to officially adopt, as a minimum requirement, the 2009 International Energy Conservation Code, excluding any published supplements, to apply that Code to all commercial structures in Illinois, and to assist local code officials with enforcing the requirements of the Code.
- b) This Code as described in Subpart B (State facilities) is effective July 26, 2004. This Code as described in Subpart C (privately-funded commercial facilities) is effective April 8, 2007. The Code as described in Subpart D (residential buildings) is effective.
- c) Application of the Code
  - 1) State Facilities. The Code as described in Subpart B of this Part applies to all State facilities for which money has been appropriated or authorized by the General Assembly.
  - 2) Privately Funded Commercial Facilities and Residential Buildings. The Code as described in Subparts C and D of this Part applies to *any new commercial building or structure in this State for which a building permit application is received by a municipality or county.* [20 ILCS 3125/20]
    - a) Additions, alterations, renovations, or repairs to an existing building, building system, or portion thereof shall conform to the provisions of the Code as they relate to new construction without requiring the unaltered portion of the existing building or building system to comply with the Code. [20 ILCS 3125/20(c)]
    - b) All exceptions listed in the Code related to additions, alterations, renovations or repairs to an existing building are acceptable provided the energy use of the building is not increased.
- d) This Code, together with the standards incorporated by reference in this Part, has the force of a building code and is administrative law applicable in the State of Illinois.

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CAPITAL DEVELOPMENT BOARD

NOTICE OF EMERGENCY AMENDMENTS

(Source: Amended by emergency rulemaking at 33 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_, for a maximum of 150 days)

**Section 600.210 Request for Variance**

- a) Who May File a Request for Variance
  - 1) Any architect or engineer under contract with CDB to provide professional services for the proposed project.
  - 2) The using agency's chief executive officer or his or her designated representative.
  - 3) The Chairman of the ~~CDB~~ Illinois Energy Conservation Advisory Council.
- b) Consideration of Request for Variance

A variance from any requirement of the Code as described in this Subpart will be granted by CDB for one or more of the following reasons only:

  - 1) Compliance would not be technically feasible.
  - 2) Compliance would compromise the health, welfare or safety of building occupants.
  - 3) Compliance would prevent the building from serving its intended purpose.
  - 4) Compliance would violate another State or federal law or code.
  - 5) Compliance would increase the energy consumption of the building.
  - 6) Compliance would require the use of inferior products or materials.
- c) Submitting the Request for Variance
  - 1) The request shall be submitted to the CDB Project Manager.
  - 2) Requests should be submitted as early in the project as there is cause, but no later than 75 days prior to the anticipated bid date. Approval or denial

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CAPITAL DEVELOPMENT BOARD

NOTICE OF EMERGENCY AMENDMENTS

of a variance shall be no cause for delay in the project unless the request for variance was filed by CDB or the using agency for which the project is being constructed.

3) The following shall be submitted when requesting a variance:

- A) A letter from the petitioner stating the specific provisions of the Code from which the variance is requested and a detailed explanation of how compliance with the Code would result in one or more of the conditions described in subsection (b).
- B) The request shall include supporting data, calculations, analysis, etc.

d) CDB Action

- 1) Upon receipt of the Request for Variance, the CDB Project Manager will review the request and make a recommendation to CDB's Professional Services Unit within 7 calendar days.
- 2) Professional Services Unit will evaluate the Request for Variance within 30 days after CDB's receipt of the Request and make a determination.
- 3) If it is determined that the Request for Variance would cause one of the conditions stated in subsection (b), the variance shall be approved by CDB.
- 4) If it is determined that the Request for Variance would not cause one of the conditions stated in subsection (b), the Agency may:
  - A) Deny the Request for Variance.
  - B) Approve the Request for Variance subject to specific conditions determined by CDB.

e) Modifications and Revisions

The petitioner may, in writing, request that the original Request for Variance be modified and resubmit the Request for Variance.

f) Revocation

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CAPITAL DEVELOPMENT BOARD

NOTICE OF EMERGENCY AMENDMENTS

CDB may revoke any variance if:

- 1) it is determined that the variance was obtained through fraud or deceit;
- 2) the petitioner has violated the specific conditions on which the variance was approved; or
- 3) the variance was issued in error.

g) Appeals

- 1) Any person whose Request for Variance is denied or approved with conditions may appeal CDB's initial determination. The appeal shall be submitted in writing and must be received within 10 days after the initial CDB action is received by the requestor. The request shall be submitted to the Chairman of the Advisory Council.
- 2) The Chairman of the Advisory Council will review the request with the Advisory Council, as deemed necessary by the Chairman, within 14 days after receipt and take one of the following actions:
  - A) Uphold CDB's initial determination.
  - B) Reverse CDB's initial determination and issue the variance.
  - C) Change the conditions applied to the variance granted by CDB.

(Source: Amended by emergency rulemaking at 33 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_, for a maximum of 150 days)

SUBPART C: PRIVATELY FUNDED COMMERCIAL FACILITIES

**Section 600.300 Standards for Privately Funded Commercial Facilities**

- a) The International Energy Conservation Code (IECC) 2000, the 2001 supplement, available from the International Code Council at 5203 Leesburg Pike, Suite 600, Falls Church VA 22041, is hereby incorporated into the Illinois Energy

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CAPITAL DEVELOPMENT BOARD

NOTICE OF EMERGENCY AMENDMENTS

Conservation Code, as described in this Subpart as applicable to privately funded commercial facilities, with the modifications outlined in subsection (c).

- b) All incorporations by reference in this Section are of the cited standards as they existed on the date specified. These incorporations include no later editions or amendments.
- c) Modifications to IECC  
Under Section 15 of the EEGCB Act, when applying the Code to privately funded commercial facilities, CDB may modify the incorporated standards to respond to the unique economy, population distribution, geography and climate of Illinois, as long as the objectives of the Act are maintained pursuant to that statutory authority.

(Source: Amended by emergency rulemaking at 33 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_, for a maximum of 150 days)

**Section 600.320 Local Jurisdiction**

- a) Construction projects involving privately funded commercial facilities and for which a municipality or county requires a building permit must comply with the Illinois Energy Conservation Code if the project involves new construction, addition, alteration, renovation or repair. In the case of any addition, alteration, renovation or repair to an existing commercial structure, the Code as described by this Subpart C applies only to the portions of that structure that are being added, altered, renovated or repaired. [20 ILCS 3125/20(a)]
- b) The local authority having jurisdiction (AHJ) shall establish its own procedures for enforcement of the Illinois Energy Conservation Code. The AHJ is authorized to enforce a building code that differs with the Code as described in this Subpart C, but any standards applied by an AHJ must be at least as stringent as the Code as described in this Subpart C.
- c) A unit of local government that does not regulate energy efficient building standards is not required to adopt, enforce, or administer the Code; however, any energy efficient building standards adopted by a unit of local government must comply with this Act. If a unit of local government does not regulate energy efficient building standards, any construction, renovation, or addition to buildings or structures is subject to the provisions contained in this Act.

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CAPITAL DEVELOPMENT BOARD

NOTICE OF EMERGENCY AMENDMENTS

(Source: P.A. 96-778, eff. 8/28/09.)

(Source: Amended by emergency rulemaking at 33 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_, for a maximum of 150 days)

**Section 600.340 Application to Home Rule Units**

*No unit of local government, including any home rule unit, may apply energy efficient building standards to privately funded commercial facilities in a manner that is less stringent than the Code as described in this Subpart C. However, nothing in the EECB Act or this Subpart prevents a unit of local government from adopting an energy efficiency code or standards that are more stringent than this Code. [20 ILCS 3125/45]*

(Source: Amended by emergency rulemaking at 33 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_, for a maximum of 150 days)

SUBPART D: RESIDENTIAL BUILDINGS

**Section 600.400 Standards for Residential Buildings**

- a) The 2009 International Energy Conservation Code (IECC), excluding published supplements, available from the International Code Council at 500 New Jersey Avenue NW, 6<sup>th</sup> Floor, Washington DC 20001, phone: 1-888-ICC-SAFE (422-7233), is hereby incorporated into the Illinois Energy Conservation Code, as described in this Subpart as applicable to residential buildings, with the modifications outlined in subsection (c).
- b) All incorporations by reference in this Section are of the cited standards as they existed on the date specified. These incorporations include no later editions or amendments.
- c) Modifications to IECC  
Under Section 15 of the EEB Act, when applying the Code to residential buildings, CDB may modify the incorporated standards to respond to the unique economy, population distribution, geography and climate of Illinois, as long as the objectives of the Act are maintained pursuant to that statutory authority.



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CAPITAL DEVELOPMENT BOARD

NOTICE OF EMERGENCY AMENDMENTS

(Source: Amended by emergency rulemaking at 33 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_, for a maximum of 150 days)

**Section 600.410 Exemptions**

- a) The following buildings are exempt from the Code:
- 1) Buildings otherwise exempt from the provisions of a locally adopted building code and buildings that do not contain a conditioned space;
  - 2) Buildings that do not use either electricity or fossil fuel for comfort conditioning;
  - 3) Historic buildings listed on the National Register of Historic Places or the Illinois Register of Historic Places, and those buildings that are designated by authorized personnel as historically significant;
  - 4) Other buildings specified as exempt by the IECC. [20 ILCS 3125/20]
- b) For the purposes of determining whether an exemption authorized under subsection (a)(2) applies, a building will be presumed to be heated by electricity, even in the absence of equipment used for electric comfort heating, whenever the building is provided with electrical service in excess of 100 amps, unless the code enforcement official determines that this electrical services is necessary for purposes other than providing electric comfort heating. [20 ILCS 3125/20(b)(2)]

(Source: Amended by emergency rulemaking at 33 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_, for a maximum of 150 days)

ILLINOIS REGISTER

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CAPITAL DEVELOPMENT BOARD

NOTICE OF EMERGENCY AMENDMENTS

**Section 600.420 Local Jurisdiction**

- a) Construction projects involving residential buildings and for which a municipality or county requires a building permit must comply with the Illinois Energy Conservation Code if the project involves new construction, addition, alteration, renovation or repair. In the case of any addition, alteration, renovation or repair to an existing commercial structure, the Code as described by this Subpart C applies only to the portions of that structure that are being added, altered, renovated or repaired. [20 ILCS 3125/20(a)]
- b) The local authority having jurisdiction (AHJ) shall establish its own procedures for enforcement of the Illinois Energy Conservation Code.
- c) No unit of local government, including any home rule unit, may regulate energy efficient building standards for residential buildings in a manner that is either less or more stringent than the standards established pursuant to this Subpart D; provided, however, that the following entities may regulate energy efficient building standards for residential buildings in a manner that is more stringent than the provisions contained in this Subpart D: (i) a unit of local government, including a home rule unit, that has, on or before May 15, 2009, adopted or incorporated by reference energy efficient building standards for residential buildings that are equivalent to or more stringent than the 2006 International Energy Conservation Code, (ii) a unit of local government, including a home rule unit, that has, on or before May 15, 2009, provided to the Capital Development Board, as required by Section 55 of the Illinois Building Commission Act, an identification of an energy efficient building code or amendment that is equivalent to or more stringent than the 2006 International Energy Conservation Code, and (iii) a municipality with a population of 1,000,000 or more. No unit of local government, including any home rule unit or unit of local government that is subject to State regulation under the Code as provided in [20 ILCS 3125/15], may hereafter enact any annexation ordinance or resolution, or require or enter into any annexation agreement, that imposes energy efficient building standards for residential buildings that are either less or more stringent than the energy efficiency standards in effect, at the time of construction, throughout the unit of local government.

(Source: Amended by emergency rulemaking at 33 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_, for a maximum of 150 days)

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CAPITAL DEVELOPMENT BOARD

NOTICE OF EMERGENCY AMENDMENTS

**Section 600.430 Compliance**

- a) Compliance with the Illinois Energy Conservation Code as described by this Subpart D (applicable to residential buildings) shall be determined by the local authority having jurisdiction (AHJ).
- b) Minimum compliance shall be demonstrated by submission of:
  - 1) Compliance Certificates generated by the U.S. Department of Energy's REScheck code compliance tool; or
  - 2) other comparable compliance materials that meet or exceed, as determined by the authority having jurisdiction, U.S. Department of Energy's REScheck code compliance tool; or
  - 3) the seal of the Architect/Engineer as required by Section 14 of the Illinois Architecture Practice Act [225 ILCS 305], Section 12 of the Structural Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325].

(Source: Amended by emergency rulemaking at 33 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_, for a maximum of 150 days)

**Section 600.440 Application to Home Rule Units**

No unit of local government, including any home rule unit, may regulate energy efficient building standards for residential buildings in a manner that is either less or more stringent than the standards established pursuant to this Subpart D

(Source: Amended by emergency rulemaking at 33 Ill. Reg. \_\_\_\_\_, effective \_\_\_\_\_, for a maximum of 150 days)

**CAPITAL DEVELOPMENT BOARD****Informational Item****SUBJECT:   *Director Selection / Informational Items***

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>PROJECT AMOUNT</u></b>
102-519-011	D.A.S. Consulting Services, LLC Environmental Inspection & Analysis Department of Natural Resources Eagle Creek State Park Shelby County This is an Asian American, female firm.	\$25,000
104-148-009	Sarti Architectural Group, Inc. Emergency Roof Repairs IL Historic Preservation Agency Lincoln-Herndon Law Office - Springfield Sangamon County	\$325,000
120-040-020	Engineering Concepts & Solutions, Inc. Emergency Dietary Boiler Replacement Department of Corrections Danville Correctional Center Vermilion County	\$150,000
250-041-705	Fitch-Fitzgerald, Inc. Remove Asbestos Containing Drywall Department of Central Management Services Springfield Regional Office Building Sangamon County	\$10,000
291-101-010	Sigma Engineering, Inc. Install Emergency Generator Department of State Police Joliet Crime Laboratory Will County This is an Asian American male owned firm.	\$80,000
321-030-152	Carnow, Conibear & Associates, Ltd. Asbestos Abatement Associated with Emergency HVAC Repairs – Unit C Chicago-Read Mental Health Center Department of Human Services Cook County This is a white female owned firm.	\$10,000

**SUBJECT:   *Director Selection / Informational Items***

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
321-087-044	Marcum Engineering, LLC Emergency HVAC Repairs Chester Mental Health Center Department of Human Services Randolph County	\$100,000
630-000-139	Onyx Architectural Services, Inc. Replace Windows/Tuckpointing Department of Transportation Statewide Program This is an African American, male firm.	\$60,000
630-236-002	Middleton Associates, Incorporated Replace Windows/Repair Window Panels Department of Transportation Carlock Weigh Stations (EB/WB) McLean County	\$100,000

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** December 8, 2009  
**CDB PROJECT NO:** 102-519-011  
**PROJECT DESCRIPTION:** Environmental Inspection & Analysis  
**PROJECT LOCATION:** Eagle Creek State Park - Shelby County  
Department of Natural Resources  
**PROJECT AMOUNT:** \$25,000

**PROJECT SCOPE OF WORK:**

The Eagle Creek State Park is an 11 building facility constructed in 1975.

The scope of work provides for the inspection and analysis of approximately 11 buildings and the resort to identify the presence of mold and asbestos-containing materials, including a cost analysis for any remediation that is identified.

**ARCHITECT/ENGINEER:** D.A.S. Consulting Services, LLC 29843  
5735 Cedar Ridge  
Springfield, IL 62707

The firm is an Asian American female owned firm.

The firm was selected because of their expertise in mold investigation and familiarity with the site.

**APPROVED BY THE EXECUTIVE DIRECTOR:** October 26, 2009

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR****BOARD MEETING DATE:** December 8, 2009**CDB PROJECT NO:** 104-148-009**PROJECT DESCRIPTION:** Emergency Roof Repairs**PROJECT LOCATION:** Lincoln-Herndon Law Office - Springfield  
Historic Preservation Agency**PROJECT AMOUNT:** \$325,000**PROJECT SCOPE OF WORK:**

The Lincoln Herndon Law Office (A1950) is a 9,000 square foot, one-building facility constructed in 1840.

The scope of work provides for repairing leaks identified in the study completed by Sarti Architectural Group, Inc. initiated in December 2008.

**ARCHITECT/ENGINEER:** Sarti Architectural Group, Inc. 1472  
40 Adloff Lane #6  
Springfield, IL 62703

The firm was selected because of their experience with the facility and the roof analysis the firm had performed during a previous project at this same site.

**APPROVED BY THE EXECUTIVE DIRECTOR:** October 26, 2009

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR****BOARD MEETING DATE:** December 8, 2009**CDB PROJECT NO:** 120-040-020**PROJECT DESCRIPTION:** Emergency Dietary Boiler Replacement**PROJECT LOCATION:** Danville Correctional Center - Vermilion County  
Department of Corrections**PROJECT AMOUNT:** \$150,000**PROJECT SCOPE OF WORK:**

The Danville Correctional Center is a 410,059 square foot, 33-building facility constructed in 1983.

The scope of work provides for replacing the dietary boiler and associated piping.

**ARCHITECT/ENGINEER:** Engineering Concepts & Solutions, Inc. 29215  
2919 Crossing Court  
Champaign, IL 61822

The firm was selected because of their experience with boiler replacement and their geographic location.

**APPROVED BY THE EXECUTIVE DIRECTOR:** October 21, 2009



**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR****BOARD MEETING DATE:** December 8, 2009**CDB PROJECT NO:** 250-041-705**PROJECT DESCRIPTION:** Remove Asbestos Containing Drywall**PROJECT LOCATION:** Springfield Regional Office Building - Sangamon County  
Department of Central Management Services**PROJECT AMOUNT:** \$10,000**PROJECT SCOPE OF WORK:**

The Springfield Regional Office Building (J0110) is a 33,500 square foot, two-story building constructed in 1968.

The scope of work provides for abating asbestos-containing drywall, demolishing the remaining walls and cutting two additional door openings.

**ARCHITECT/ENGINEER:** Fitch-Fitzgerald, Inc. 18050  
2815 Old Jacksonville  
Springfield, IL 62704

The firm was selected because of their prior asbestos design experience with the building and their availability to respond quickly to the required response action.

**APPROVED BY THE EXECUTIVE DIRECTOR:** October 21, 2009

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** December 8, 2009

**CDB PROJECT NO:** 291-101-010

**PROJECT DESCRIPTION:** Install Emergency Generator

**PROJECT LOCATION:** Joliet Crime Laboratory - Will County  
Department of State Police

**PROJECT AMOUNT:** \$80,000

**PROJECT SCOPE OF WORK:**

The Joliet Laboratory is a 21,860 square foot, two-story, brick building constructed in 1964.

The scope of work provides for installing an emergency generator, including all associated wiring and controls, a weather proof enclosure, and an automatic transfer switch.

**ARCHITECT/ENGINEER:** Sigma Engineering, Inc. 29164  
28 E Jackson #1902  
Chicago, IL 60604

The firm is an Asian American male owned firm.

The firm was selected because of their electrical engineering experience, geographic location, and involvement with CDB projects several years ago.

**APPROVED BY THE EXECUTIVE DIRECTOR:** October 28, 2009

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR****BOARD MEETING DATE:** December 8, 2009**CDB PROJECT NO:** 321-030-152**PROJECT DESCRIPTION:** Asbestos Abatement Associated with Emergency HVAC Repairs - Unit C (South)**PROJECT LOCATION:** Chicago-Read Mental Health Center - Cook County  
Department of Human Services**PROJECT AMOUNT:** \$10,000**PROJECT SCOPE OF WORK:**

The Adult and Adolescent C Building (BK003) is a 23,800 square foot, two-story building constructed in 1963.

The scope of work provides for removing the asbestos-containing material (ACM) pipe wrap to allow for the removal and replacement of the cooling coil.

**ARCHITECT/ENGINEER:** Carnow, Conibear & Assoc., Ltd. 17091  
300 W Adams St #1200  
Chicago, IL 60606

This is a white female owned firm.

This firm was selected because of their experience in asbestos design and familiarity with the site.

**APPROVED BY THE EXECUTIVE DIRECTOR:** November 12, 2009

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR****BOARD MEETING DATE:** December 8, 2009**CDB PROJECT NO:** 321-087-044**PROJECT DESCRIPTION:** Emergency HVAC Repairs**PROJECT LOCATION:** Chester Mental Health Center - Randolph County  
Department of Human Services**PROJECT AMOUNT:** \$100,000**PROJECT SCOPE OF WORK:**

The Max Units (B5001-B5009 and B5011-B5017) range in size from 6,860 to 7,300 square feet and are one-story buildings constructed in 1975.

The scope of work provides for a forensic investigation of the HVAC system in the Max Units that will define the current problems associated with extreme temperature variances and interior humidity, recommend corrective action and provide a cost estimate.

**ARCHITECT/ENGINEER:** Marcum Engineering, LLC 30193  
403 N Court St.  
Marion, IL 62959

This firm was selected because of their design and investigative experience of HVAC systems in facilities similar to that of Chester Mental Health Center.

**APPROVED BY THE EXECUTIVE DIRECTOR:** November 13, 2009

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**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** December 8, 2009

**CDB PROJECT NO:** 630-000-139

**PROJECT DESCRIPTION:** Replace Windows/Tuckpointing

**PROJECT LOCATION:** Frankfort (EB/WB) and Peotone (NB/SB) Weigh Stations  
Department of Transportation

**PROJECT AMOUNT:** \$60,000

**PROJECT SCOPE OF WORK:**

The Frankfort Weigh Stations (EB/WB) are 450 square foot, brick buildings constructed in 1972. The Peotone Weigh Stations (NB/SB) are 450 square foot, brick buildings constructed in 1972.

The scope of work at the Frankfort Weigh Stations provides for tuckpointing the exterior brick. The scope of work at the Peotone Weigh Stations provides for tuckpointing and replacing and recaulking the windows. The project must be designed and construction contracts obligated with the Comptroller's Office by June 15, 2010.

**ARCHITECT/ENGINEER:** Onyx Architectural Services, Inc. 28707  
750 North Franklin, #207  
Chicago, IL 60610

The firm is an African American male owned firm

The firm was selected for the opportunity to gain additional design services experience with CDB and because of their geographical location to the project site.

**APPROVED BY THE EXECUTIVE DIRECTOR:** October 26, 2009

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**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** December 8, 2009  
**CDB PROJECT NO:** 630-236-002  
**PROJECT DESCRIPTION:** Replace Windows/Repair Window Panels  
**PROJECT LOCATION:** Carlock Weigh Stations (EB/WB)  
Department of Transportation  
**PROJECT AMOUNT:** \$100,000

**PROJECT SCOPE OF WORK:**

The Carlock Weigh Stations (EB/WB) are 510 square foot, masonry buildings constructed in 1969.

The scope of work at the Carlock Weigh Stations provides for replacing the windows and window panel areas.

The project must be designed and construction contracts obligated with the Comptroller's Office by June 15, 2010.

**ARCHITECT/ENGINEER:** Middleton Associates, Incorporated 1793  
1702 West College, #E  
Normal, IL 61761

The firm was selected because of their experience in window replacement projects and their close proximity to the project site.

**APPROVED BY THE EXECUTIVE DIRECTOR:** October 26, 2009

### FY-10 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 14, 2009	9:30 a.m.	Chicago and Springfield video-conference
August 11, 2009	10:00 a.m.	CANCELLED
September 15, 2009	10:00 a.m.	Chicago and Springfield video-conference
October 20, 2009	10:00 a.m.	Chicago and Springfield video-conference
November 17, 2009	10:00 a.m.	CANCELLED
December 8, 2009	10:00 a.m.	Chicago and Springfield video-conference
January 12, 2010	10:00 a.m.	Chicago and Springfield video-conference
February 9, 2010	10:00 a.m.	Chicago and Springfield video-conference
March 9, 2010	10:00 a.m.	Chicago and Springfield video-conference
April 13, 2010	10:00 a.m.	Chicago and Springfield video-conference
May 11, 2010	10:00 a.m.	Chicago and Springfield video-conference
June 8, 2010	10:00 a.m.	Chicago and Springfield video-conference